

Chapter 19.820***Specific Plan/Specific Plan Amendments*****19.820.010 Purpose**

As set forth in Government Code Sections [65450](#) through [65457](#), the Specific Plan provides a means to establish more specific land use regulations and design standards for properties requiring special attention and treatment. A Specific Plan serves as a policy and regulatory document, with policy direction and project development concepts consistent with the General Plan. The Specific Plan (SP) Overlay Zone (see Chapter 19.220) allows provisions of a Specific Plan to be applied as Zoning regulations.

19.820.020 Procedures**A. General Process**

Specific Plan and Specific Plan Amendment applications shall be processed in accordance with the discretionary permit processing provisions as set forth in Chapters 19.650 (Approving Authority), 19.660 (General Application Processing Procedures), 19.670 (Notices and Hearings), 19.680 (Appeals), 19.690 (Effective Dates) and other applicable Chapters of the Zoning Code.

19.820.030 Specific Plan Initiation

A Specific Plan and/or amendment may be initiated in any one of the following manners:

- A. Upon Minute Motion of the City Council.
- B. Upon Minute Motion of the Planning Commission.
- C. Upon application by a property owner or owners of any parcel subject to requirements of the Zoning Code.
- D. The Planning Director may initiate an amendment to the Specific Plan.
- E. Pursuant to Section 19.660.015 A (Initiation of Applications).

19.820.040 Specific Plan Requirements**A. Relationship to Other Adopted Regulations**

Specific Plans may either supplement or supersede all land use regulations applicable to the subject property, including all previously adopted ordinances, standards, and guidelines. In the event an inconsistency or conflict exists between standards adopted within a Specific

Plan and comparable provisions of this Title, the Specific Plan shall prevail through application of the Specific Plan (SP) Overlay Zone.

B. Content

At a minimum, a specific plan must include a statement of its relationship to the general plan (§ [65451](#)(b)) and text and diagram(s) specifying all of the following in detail:

1. The distribution, location and extent of the uses of land, including open space, within the area covered by the plan.
2. The proposed distribution, location, extent, and intensity of major components of public and private transportation, sewage, water, drainage, solid waste, disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
3. Standards and criteria by which development will proceed and standards for the conservation, development, and utilization of natural resources, where applicable.
4. A program of implementation measures, including regulations, programs, public works projects, and financing measures necessary to carry out the provisions of the preceding three paragraphs (§ [65451](#)(a)).
5. Any other subjects that, in the judgment of the planning agency, are necessary or desirable for the general plan implementation (§[65452](#)).

19.820.050 Specific Plan/Specific Plan Amendments Process in Flow Chart Form

